

OFFICE FOR LEASE

70 York

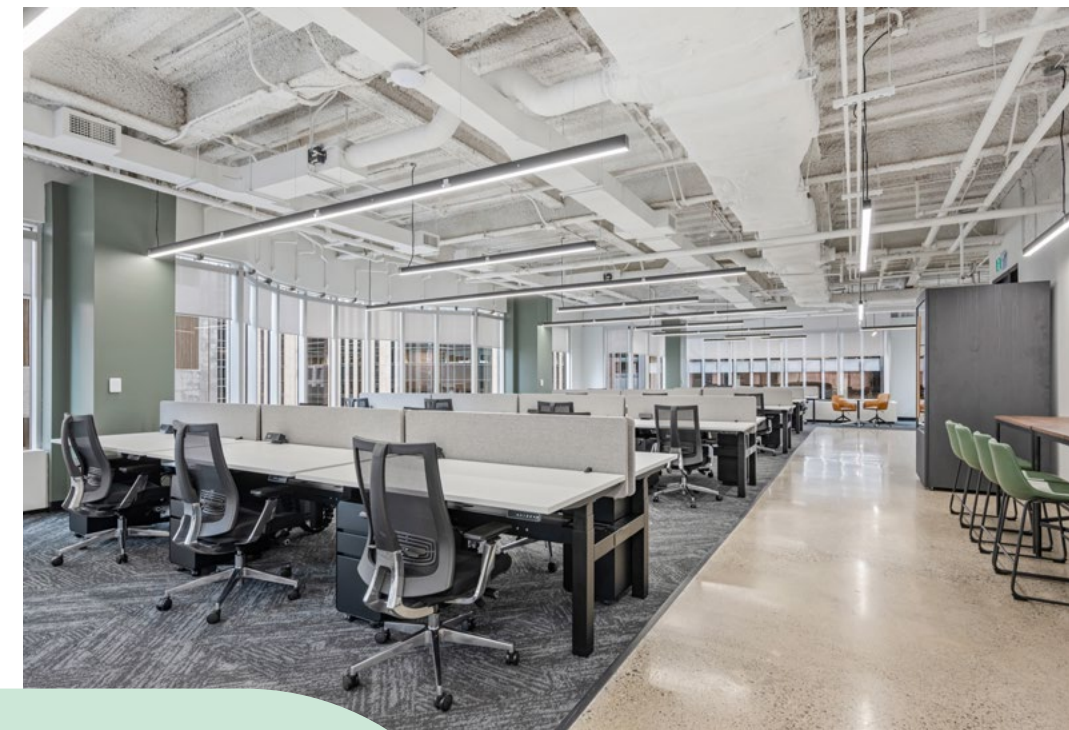
BUILT WITH HISTORY.
DESIGNED FOR TODAY.

 Desjardins

 BGO
Properties

CBRE





Modern Turnkey Suites Available

OFFICE FOR LEASE

Building Properties

TOTAL BUILDING GLA

213,407 RSF

FLOOR PLATE

Approx. 14,500 RSF

TERM

Flexible

NET RENT

Contact Listing Agent

ADDITIONAL RENT (2026 EST.): \$30.75 per SF

OPERATING COSTS: \$20.27 per SF

REALTY TAXES: \$9.98 per SF

UTILITY: \$0.50 per SF

BUILDING HOURS

7 AM - 6 PM on weekdays


PARKING RATIO & RATES


Below Ground Ratio: 1/4.700 SF

1 Single stall: \$395.50/month

1 Tandem stall (providing space for 2 cars): \$367.50/month


BUILDING FEATURES

 Walking Distance to St. Andrew and Union Station

 PATH Connected

 On-Site Restaurant: Hello Nori

 Tenant Fitness Facility

 Bike Lockers

CBRE LIMITED, REAL ESTATE BROKERAGE



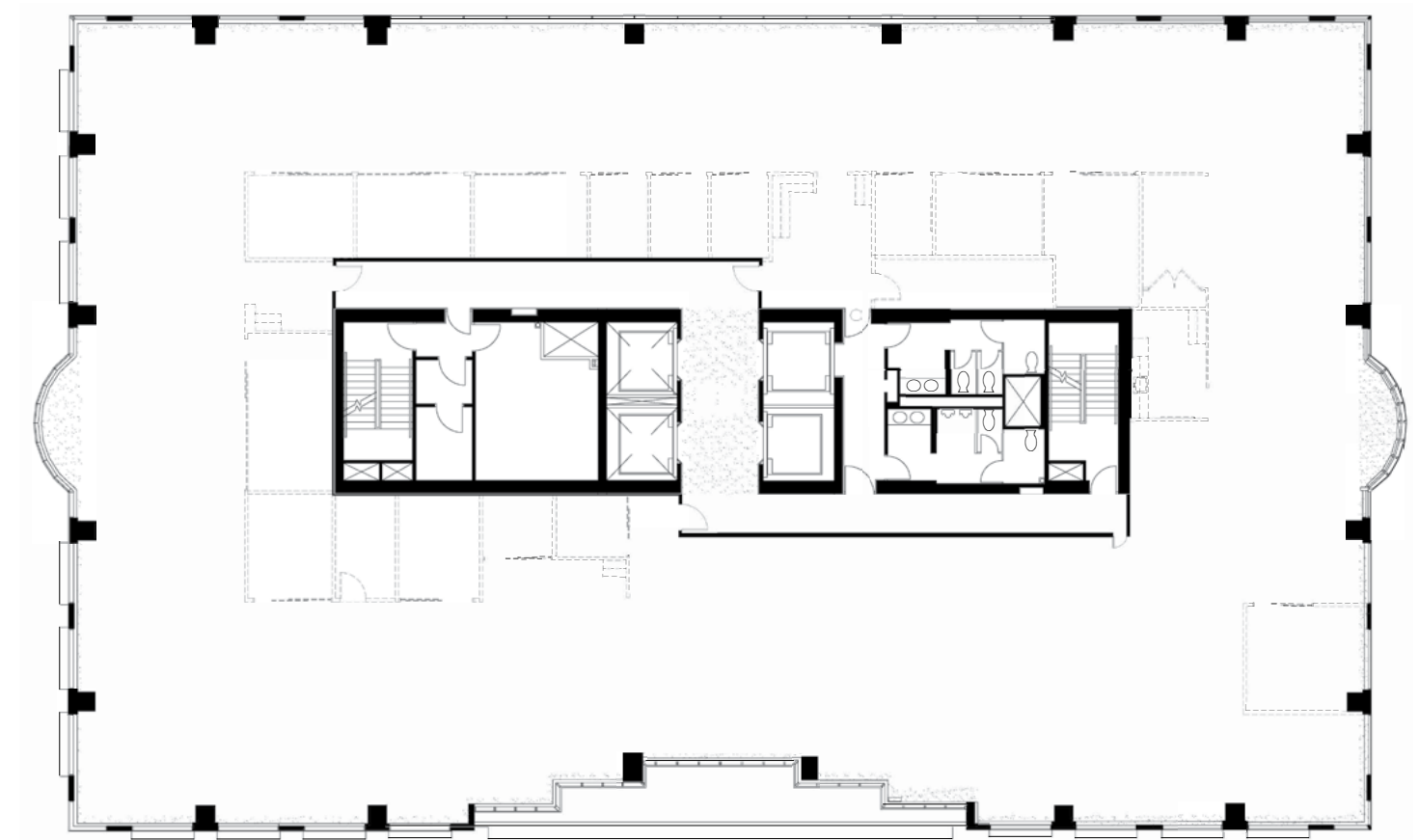
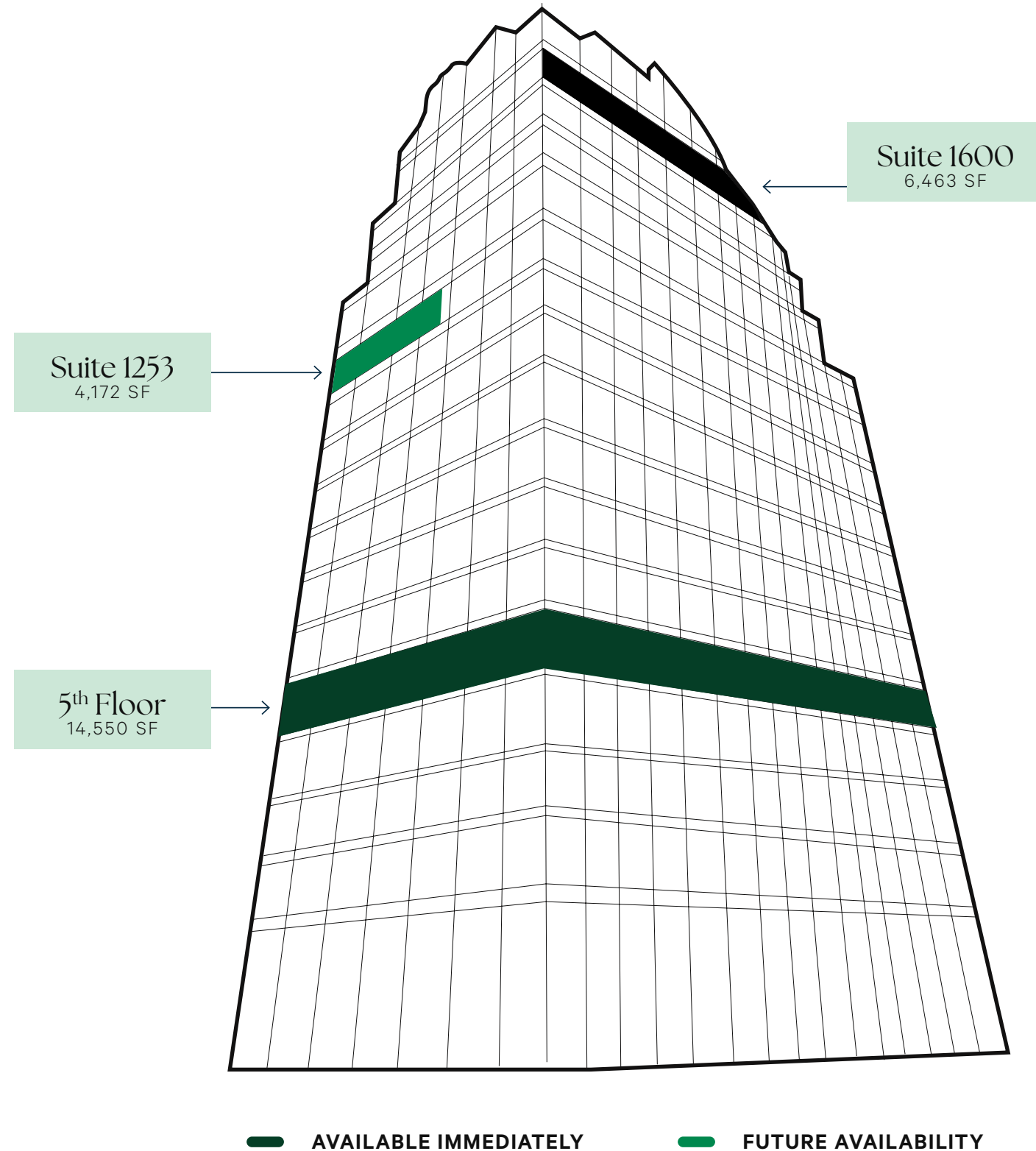
Stacking Plan

5th Floor

AVAILABLE IMMEDIATELY

14,550 SF

- Full floor opportunity.
- Space can be demised.
- Primarily open concept with internal meeting rooms and kitchenette.



Suite 1253

AVAILABLE SEPTEMBER 1, 2026

4,172 SF

Modern Turnkey Suite*

Built out with:

- 1 Private Office
- 2 Huddle Rooms
- 1 Focus Room
- 1 Conference Room
- Kitchen/Collab Area
- 24 workstations
- Reception
- Server/Storage Room
- Elevator Exposure
- North/East Exposure

Suite 1600

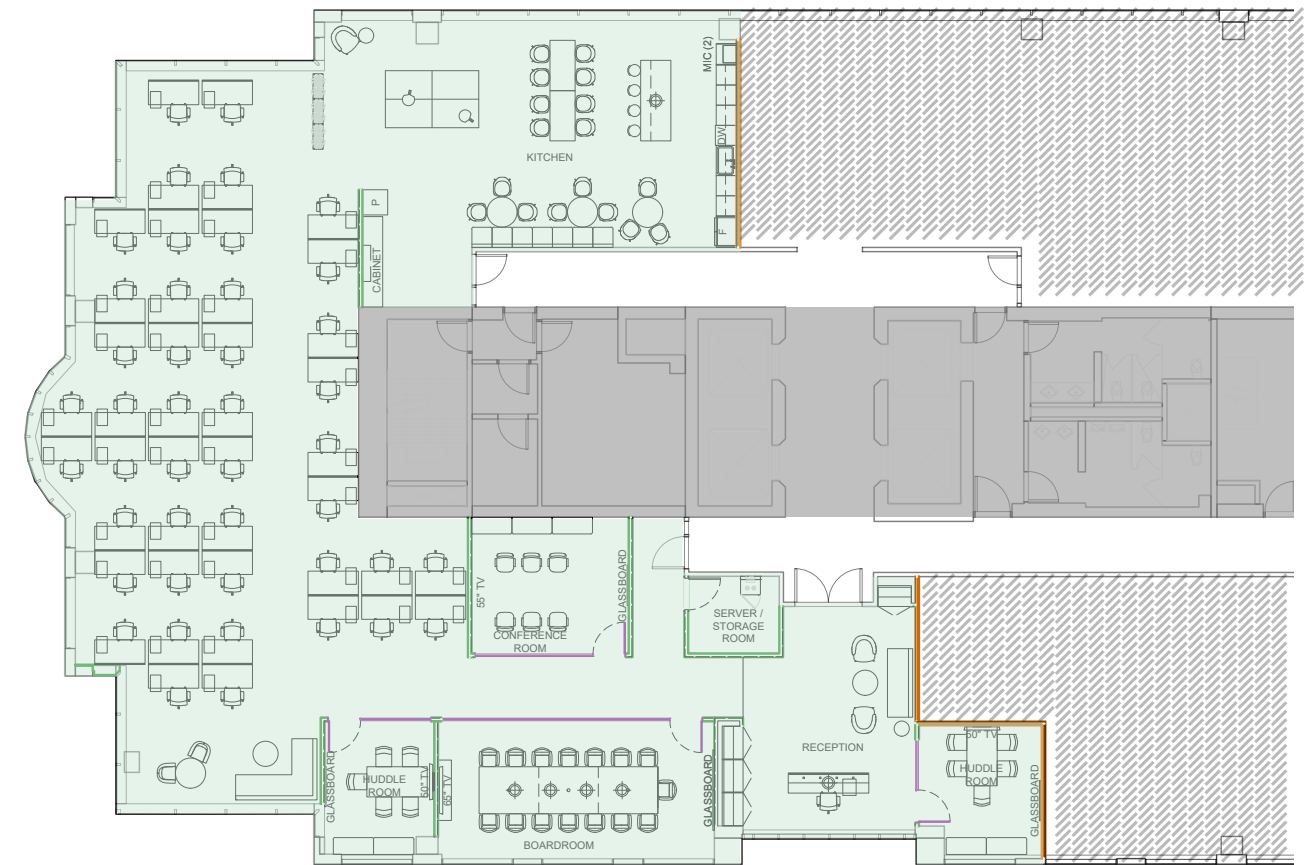
AVAILABLE IMMEDIATELY

6,463 SF

Modern Turnkey Suite

Built out with:

- 2 x 4 Person Huddle Rooms
- 1 x 7 Person Conference Room
- 1 x 15 Person Large Boardroom
- Reception
- Large Kitchen/Lounge Area
- 44 Workstations
- Soft Seating/Collaboration Areas
- Elevator Exposure
- North/South/West Exposure



*Coming Soon



NEW

Tenant Amenities

A fully equipped fitness centre featuring modern cardio and strength-training equipment, dedicated men's and women's change rooms with day lockers and towel service, and a studio space offering lunchtime fitness classes every Tuesday and Thursday.



70
York

The Best of Downtown Toronto Offerings



Food & Drink

- 01 Hello Nori
- 02 Moxies
- 03 Stratus
- 04 Beertown Public House
- 05 Kellys Landing
- 06 Scaddabush Italian Kitchen & Bar
- 07 Jack Astor's Bar & Grill
- 08 Bymark

Fitness

- 09 Orangetheory Fitness
- 10 Equinox
- 11 F45 Training
- 12 Toronto Athletic Club

Hotels

- 13 Fairmont Royal York
- 14 The Ritz-Carlton
- 15 Intercontinental Toronto

Financial Services

- 16 TD Bank
- 17 BMO
- 18 CIBC Bank
- 19 National Bank
- 20 RBC

- TTC SUBWAY LINE
- PATH ROUTES
- - - - TTC STREETCAR LINE



TTC STATION

3 min walk to St. Andrew Station



UNION STATION

5 min walk to Union Station



PARKING

Underground parking lot located directly in the building

100
WALK SCORE

100
TRANSIT SCORE

89
BIKE SCORE



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